

AGG 23 12 43 P.M. '73

BOOK 1288 PAGE 649
BOOK 60 PAGE 745

MORTGAGE OF REAL ESTATE—Office of **RONNIE S. JANKERSLEY**, Notary Public, Greenville, P.A. Greenville, S.C.
R.H.C.

PURCHASE MONEY MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **SIMPSONVILLE INTERSTATE**

JOINT VENTURE

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **T. Walter Brashier** (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Two Hundred Eighty Three Thousand and No/100** ----- DOLLARS \$ **283,000.00** with interest thereon from date at the rate of **7 1/2%** per centum per annum, said principal and interest to be repaid as follows: Interest only payable one year from date and with five equal annual installments of principal and interest payable two years from date and each succeeding August 22 thereafter until paid in full.

FILED SEP 7 1978
SIMPSONVILLE CO. S.C. T. Walter Brashier
7574

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon:

See Attached Property Description - Exhibit A

Mortgagee agrees to release any or all of Parcel "A", containing 9.10 acres, shown on the attached description, at any time Mortgagor designates and requests such portion to be released, upon payment by Mortgagor of the release price of \$17,500.00 per acre for the property to be released. Any principal payments on the note secured by this mortgage shall be credited against such release price per acre.

Mortgagee agrees to release any or all of 20 acres of Parcel "B", such 20 acres to be the 20 acres of such Parcel "B" fronting on the new Georgia Road and bounded by Boyd Street and the creek, or the southerly one-half of the 40.37 acres contained in said Parcel "B", shown on the attached description, at any time Mortgagor designates and requests such portion to be released, upon payment by Mortgagor of the release price of \$12,000.00 per acre for the property to be released. Any principal payments on the note secured by this mortgage shall be credited against such release price per acre.